

Prepared by and Return to:  
Realty Title and Escrow  
6397 Goodman Rd, Suite 112  
Olive Branch, MS 38654  
(662)893-8077  
File No. 06080172

5/01/06 9:17:22 535  
BK 527 PG 253  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## WARRANTY DEED

Stephen W. Willis and Charito S. Willis

- Grantor(s)

Phil H. Rogers

- Grantee(s)

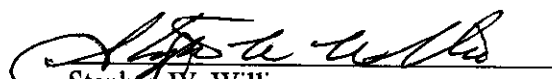

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Stephen W. Willis and Charito S. Willis do hereby sell, convey and warrant unto Phil H. Rogers, AN UNMARRIED MAN, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 2, Section A, Fox Run Subdivision, situated in Section 26, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 36, Page 16 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 27th day of April, 2006.

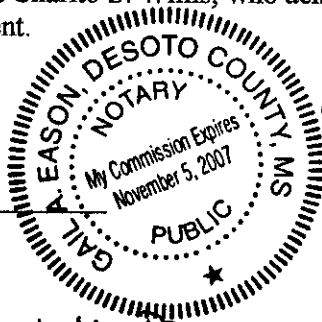
  
Stephen W. Willis  
  
Charito S. Willis

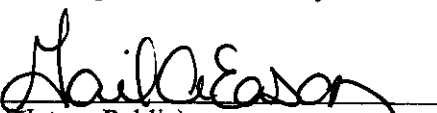
STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27th day of April, 2006, within my jurisdiction, the within named Stephen W. Willis and Charito S. Willis, who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires:

11-5-07



  
(Notary Public)

Grantors' Address:

10214 Cypress Plantation Dr.  
Olive Branch, MS 38654

H- 901-347-0312

W- 901-789-6308

Grantees' Address:

7352 ALEXANDER RD  
OLIVE BRANCH MS 38654

H- NONE

W- 662-890-8900

PREPARED BY & RETURN TO:  
WATKINS LUDLAM WINTERS & STENNIS, P.A.  
P. O. BOX 1456  
OLIVE BRANCH, MS 38654  
(662) 895-2996